

ORDERED that the Trustee's Motion shall and hereby is allowed and the Trustee is authorized to sell the Bankruptcy Estate's interest in the Real Property that was originally acquired by the Debtor, Scott A. Hammon on September 29, 2004 in a deed recorded Book 14520 Page 364 in the Hampshire County Registry of Deeds pursuant to 11 U.S.C. §363(b) and (f) free and clear of all liens and encumbrances for the sum of \$173,000.00 to Grygoriy A. Derkach or his nominee; and it is further

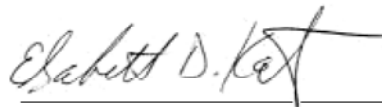
In re: Scott A. Hammon and Heather Hammon  
Case No. 19-30179-EDK  
Order on Private Sale of Property  
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ORDERED that the Trustee shall be authorized to accept a carve-out of \$8,750.00 from the proceeds of the sale of the property pursuant to 11 U.S.C. §506(c) plus accept an additional \$1,250.00 from the buyer; and it is further

ORDERED that the Trustee is authorized to pay from the sale proceeds ordinary closing costs, real estate taxes, and a 6% broker's commission to BK Global Real Estate Services, LLC; and the balance of the sale proceeds is to be paid to Specialized Loan Servicing LLC, holder of the first mortgage; and it is further

ORDERED that the Trustee is authorized to prepare, execute and deliver any and all documents, including without limitation, deeds and settlement statements, and to perform any and all acts necessary to conduct and close the sale of the real property referenced herein, whether such documents are known now or become known and necessary in the future;

The hearing set for December 5, 2019 is canceled.



12/03/2019

Elizabeth D. Katz  
United States Bankruptcy Judge